

FAYETTEVILLE COMPREHENSIVE PLAN

Public Review Draft

June 19, 2008

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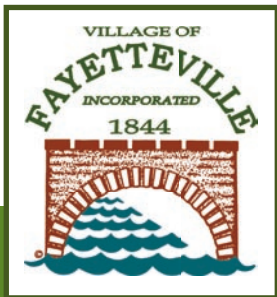
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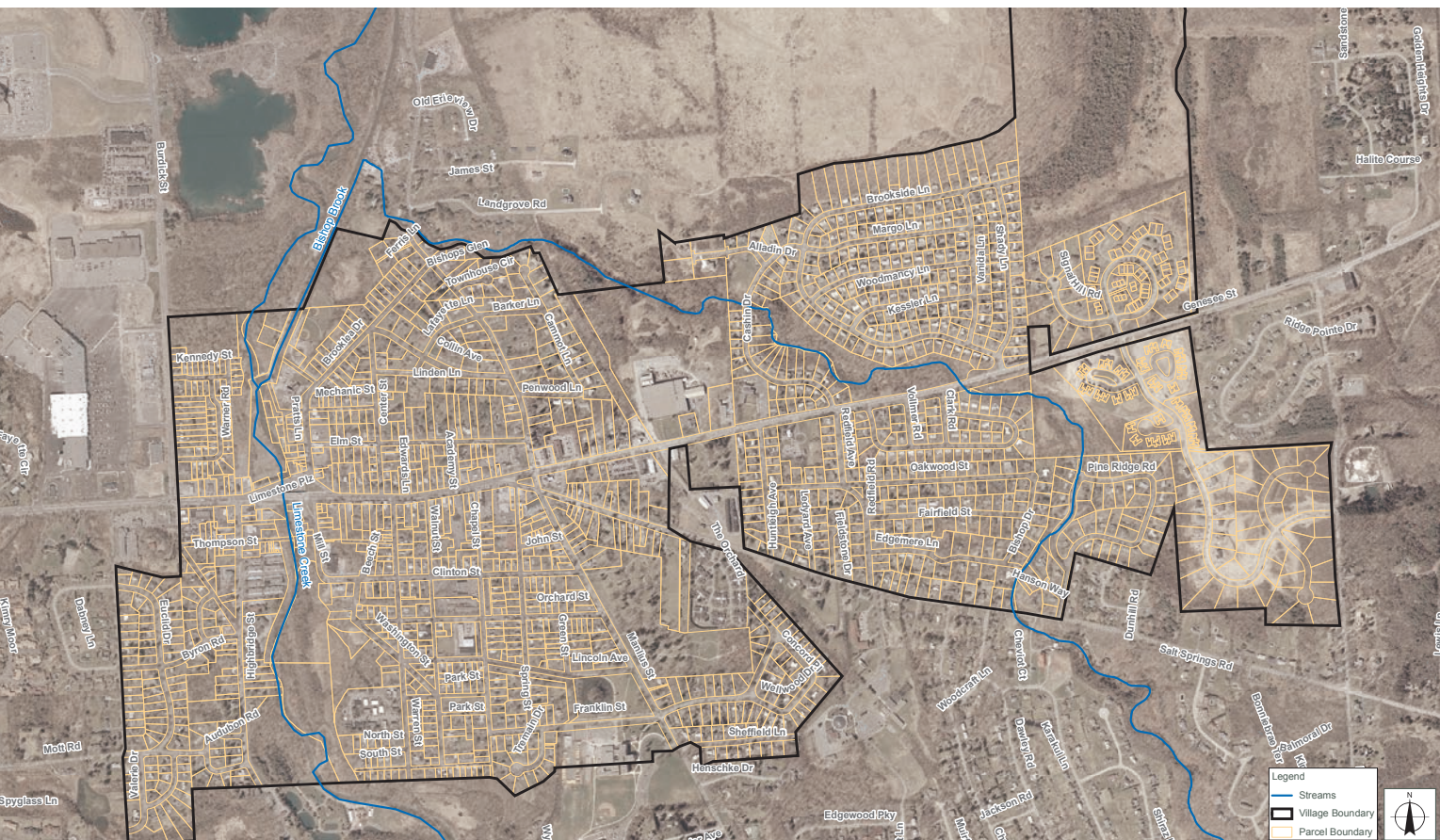
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PART I - COMMUNITY PLAN



CHAPTER 1: INTRODUCTION

The Comprehensive Plan and Purpose

A comprehensive plan is a statement of a community's goals and a conceptual road map for how to achieve them. A comprehensive plan provides guidance to municipal leaders, government agencies, community organizations, local businesses, and residents, and helps to ensure that the community's needs are met, both now and in the future. Long-term in nature (with generally a 10-year outlook), comprehensive plans concentrate on drafting land use policy, suggestive regulatory measures, and proposing local laws that, over time, will foster the community's future in a manner consistent with residents' preferred vision.

In reading and using a comprehensive plan, it is also important to understand what it is not. This comprehensive plan is comprehensive in its scope, not its detail. It is not a detailed instruction manual that tells exactly what to do or what will happen. It does not predict the future, although it does look ahead and express the Village's goals for the future. It does not prescribe exact courses of action, because these must be developed with care in response to a wide variety of situations that may arise. The comprehensive plan is like a sketch of what a house will look like when it is built, not the house itself or the blueprints that tell the builder exactly what to build. It would be short-sighted to mandate only one way to accomplish a community's goals in a comprehensive plan, when creativity and

responsiveness to public input and evolving community needs may result in better solutions.

The zoning code is the document that actually says what is and is not allowed, and it is the day-to-day decisions of local boards, officials, and citizens that determine what is actually built and what land is preserved. The zoning should reflect the guidance in a comprehensive plan. New York State law requires that any new land use regulations or amendments or capital projects be done in accordance with the community's adopted comprehensive plan.

Planning Process

As part of the planning effort, an inclusive public outreach effort was conducted. This was done to solicit feedback from the community on what their issues are and to build consensus on a vision of Fayetteville's future. Specifically, the following approaches were initiated during the planning process to ensure the effort was well-informed and addressed community concerns:

- An Advisory Committee was created to expand the perspective of the Planning Board and work with the planning consultants, providing feedback and reviewing draft documents when necessary
- A community questionnaire was distributed to all Village residents
- Two public workshops to hear concerns and suggestions from residents
- One public meeting to present preliminary recommendations
- One public meeting to present final recommendations
- A project website with an email link for comments and access to the community questionnaire

Table 0-1: Summary of Project Schedule

Tasks/Events	Schedule
Public Information Meeting #1	May 9, 2007
Community Questionnaire Distributed	May 14, 2007
Public Workshop	May 24, 2007
Inventory/Analysis/Mapping	Summer/Fall 2007
Development of Preliminary Strategies	Fall 2007
Public Information Meeting #2	January 24, 2008
Draft Plan	April 2008
Public Information Meeting #3	June 2008
Plan Finalization	September 2008
SEQR Public Hearing	October 2008

Community Questionnaire Results

A questionnaire was distributed to all Village residents and was made available to business owners and the general public via the project website. Over 100 responses to the questionnaire were received at the Village Hall and 28 surveys were taken on-line. Almost 60% of the residents that responded to the survey were between the ages of 31 to 64. The senior population (age 65+) represented over 40% of the responders. No residents responded that were 34 years old or younger. The vast majority of the questionnaires returned had written comments. See Appendix 9 for a compilation of the questionnaire results.

Below are some specific results from the questionnaire:

- Approximately 85% of the respondents agree or somewhat agree that the Village has a distinct identity within Central New York
- Approximately 80% of the respondents agree or somewhat agree that the Village is a safe and convenient community for pedestrians to walk in.
- Respondents are generally satisfied (approx 95%) with the police services, fire protection, road maintenance, and snow plowing. A little more than half of the respondents would not be willing to pay more taxes for improved services.
- Generally, the physical design and appearance of residences and residential buildings in Fayetteville present an attractive place to live (approx. 95%).
- It was generally agreed that the Village's natural areas should be sensitively protected, but better used by residents (85%). Almost 80% of the respondents agree or somewhat agree that Fayetteville should seek to become a community that boasts an interconnected system of green spaces.
- Approximately 80% of the respondents agree or somewhat agree there is a good variety of housing types and price ranges available in the Village. Some people suggested that more consideration for affordable housing for seniors is desirable.
- Approximately 85% of the respondents agree or somewhat agree that the Village government should promote the attraction of additional cultural interests (theater, music, arts) to enhance existing offerings.
- Most of the people who submitted the surveys live in Fayetteville (99%) and own their home (98%). Almost 65% of the respondents have lived here over 16 years.

Previous Planning Efforts

The first attempt at a master plan for the Village occurred in 1980. This document presented a range of long-term goals, however it did not have a strong implementation component. In January 2000, a Village Master Plan Review Committee conducted a critical review of the 1980 Master Plan. The Master Plan Review Committee found that the 1980 plan was outdated and did not adequately address the current issues related to land use, zoning, traffic, and transportation.

Some of the significant changes that have occurred in and around Fayetteville since the last Master Plan include:

- Development of the Towne Center located immediately west of the Village on the property of the old Fayetteville Mall (2003)
- Development of the Northeast Medical Center in the Town of Manlius on the west side of North Burdick Street (2000)
- Development of the Briar Brook subdivision and associated water and sanitary sewer infrastructure (1995)
- Significant housing development east of the Village in the Town of Manlius and the Town of Sullivan (including the Village of Chittenango) in Madison County
- The loss of several industrial uses
- Redevelopment pressure on NYS Route 5 – East Genesee Street

Plan Organization

It was decided at the outset to develop a new plan that is easy to read and amenable to updates as the need occurs. As such, the Village of Fayetteville Comprehensive Plan (hereafter referred to as ‘the Plan’) consists of two parts. Part I-Community Plan is the part of the Plan that outlines the community vision statement, goals, strategies, and implementation opportunities. Part II-Appendices provides the background data that supports the goals, strategies, and recommendations.



CHAPTER 2: VISION STATEMENT

This vision statement represents our community's collective view for the future and sets the tone of this Plan's goals and strategies. It is a summary statement of the common values that were identified through the community questionnaire responses and public meetings. The following is Fayetteville's vision statement:

The Fayetteville community is committed to sustaining our quality of life. We do this by preserving our historic character as a small Village, protecting our natural resources, encouraging pedestrian connections, and promoting local and regional heritage. We support economic development that enhances our quality of life.



CHAPTER 3: GOALS AND STRATEGIES

In order to fulfill the community's vision statement, it is important to articulate specific goals and strategies that will guide the actions to be taken by the Village government and its citizens. The goals provide a general statement of intent of community values and desires. The strategies specify in general terms the ways by which the goals can be reached. These strategies, many of which echo suggestions made by residents and other stakeholders during the planning process, provide guidance for the recommendations outlined in the Vision Plan and Recommended Actions. Each strategy is labeled per planning topic for cross-referencing purposes and they are listed in no particular order.



Land Use and Development

Goal: Preserve and enhance the Village of Fayetteville's existing small village character while encouraging a sustainable mix of recreational, residential, and commercial uses.

Strategies:

- LD1. Encourage compact building forms with quality design, infill redevelopment of underutilized properties, and adaptive re-use of historically significant buildings based upon Smart Growth, Traditional Neighborhood Development Guidelines of the Onondaga County Settlement Plan (TND), New Urbanism principles, and the benchmarks established by United States Green Business Council's Leadership in Energy and Environmental Design (LEED).
- LD2. Update and strengthen the Village's development regulations, standards, and review/approval process to be consistent with the goals and strategies of the Plan.
- LD3. Encourage vibrant mixed-use development in commercial areas.
- LD4. Encourage commercial property owners to maintain and improve their building facades, signage, and landscaping.
- LD5. Seek grant funds and consider partnering with the private investors to revitalize areas.
- LD6. Ensure enforcement and compliance of building codes in residential and commercial areas of the Village.
- LD7. Invest in aesthetic improvements to public spaces to improve community neighborhood character, enhance property values, and encourage private investment.
- LD8. Facilitate and support the growth of local businesses.
- LD9. Support appropriate business uses to ensure a stable tax base and provide quality employment opportunities for residents.
- LD10. Maintain effective communication between Village government and residents/business owners.
- LD11. Inform all potential developers and business owners that the Village Commercial Design Guidelines will be used as a tool to guide the design of new construction and alterations of existing buildings.
- LD12. Maintain an identifiable and unique branding that embraces the Village's culture, character and history, and enhances community identity.

Natural and Cultural Resources

Goal: Preserve, protect, and celebrate the natural and cultural resources that contribute to the Village's unique character and perform important environmental functions for the community.

Strategies:

- R1. Identify, preserve and manage the natural resources including the trees, parks, and water throughout the Fayetteville community.
- R2. Continue to inform residents and visitors of the Village's history and culture through various mechanisms (i.e., interpretative signage, village newsletter, etc.)
- R3. Support collaborative working relationships with organizations and not-for-profits active in preserving the Village's historic resources.
- R4. Support programs, special events, and activities that promote the Village's historic resources.
- R5. Support opportunities to enhance the interpretation of Fayetteville's Canal history.
- R6. Implement a stormwater management program.



Transportation

Goal: Protect and enhance the quality of life in the Village by maintaining a proper balance of pedestrian/bicycle mobility, safety, and convenience and vehicular traffic flow.

Strategies:

- T1. Coordinate local transportation improvements with county, state and regional transportation agencies including the Onondaga County Department of Transportation (OCDOT), New York State Department of Transportation (NYSDOT), and Syracuse Metropolitan Transportation Council (SMTC).
- T2. Continue to improve safe vehicle travel throughout the Village.
- T3. Work with local property owners, businesses, and the NYSDOT to coordinate access management efforts to consolidate driveways and remove unnecessary curb cuts (and possibly establish additional on-street parking areas) along East Genesee Street in the Village.
- T4. Ensure transportation improvements enhance the character of the Village.
- T5. Provide adequate parking for residents and businesses while respecting community character and pedestrian needs.
- T6. Encourage the use of and enhance access to public transportation.
- T7. Promote and support pedestrian mobility, improve safety and comfort of pedestrians, encourage pedestrian activity, and provide pedestrian accessibility to all destinations.
- T8. Improve Village pedestrian facilities and linkages with local and regional destinations.
- T9. Support strict enforcement of vehicular speed limits.
- T10. Support bicycling initiatives.



Housing and Neighborhoods

Goal: Preserve and enhance the Village's existing residential neighborhoods and provide a balanced blend of quality housing opportunities.

Strategies:

- HN1. Support the development of a variety of housing for different age groups, family sizes and income levels.
- HN2. Support homeownership by low- and moderate-income households.
- HN3. Encourage development of accessible and conveniently located affordable housing in proximity to daily services, institutional uses (library, banks, grocery), public transit and neighborhoods.
- HN4. Work with municipalities surrounding the Village to ensure that future development serves the needs and enhances the quality of life for the entire Village.
- HN5. Accommodate home-based occupations and home office activities in response to changing technologies and business practices but enforce standards for signage, parking, and other user-related details that impact neighborhood and community character.
- HN6. Support the development of housing styles that are compatible with Village character (i.e., pre WWII era) and are visually distinct from typical suburban models (i.e., garage dominated facades, multiple peaked roofs, etc.).
- HN7. Encourage quality design and construction in new and existing neighborhoods to enhance desirability.
- HN8. Support effective enforcement of Village codes to maintain clean and tidy residential neighborhoods.





Community Facilities and Services

Goal: Maintain and enhance community facilities and services to meet the needs of current and future residents and businesses.

Strategies:

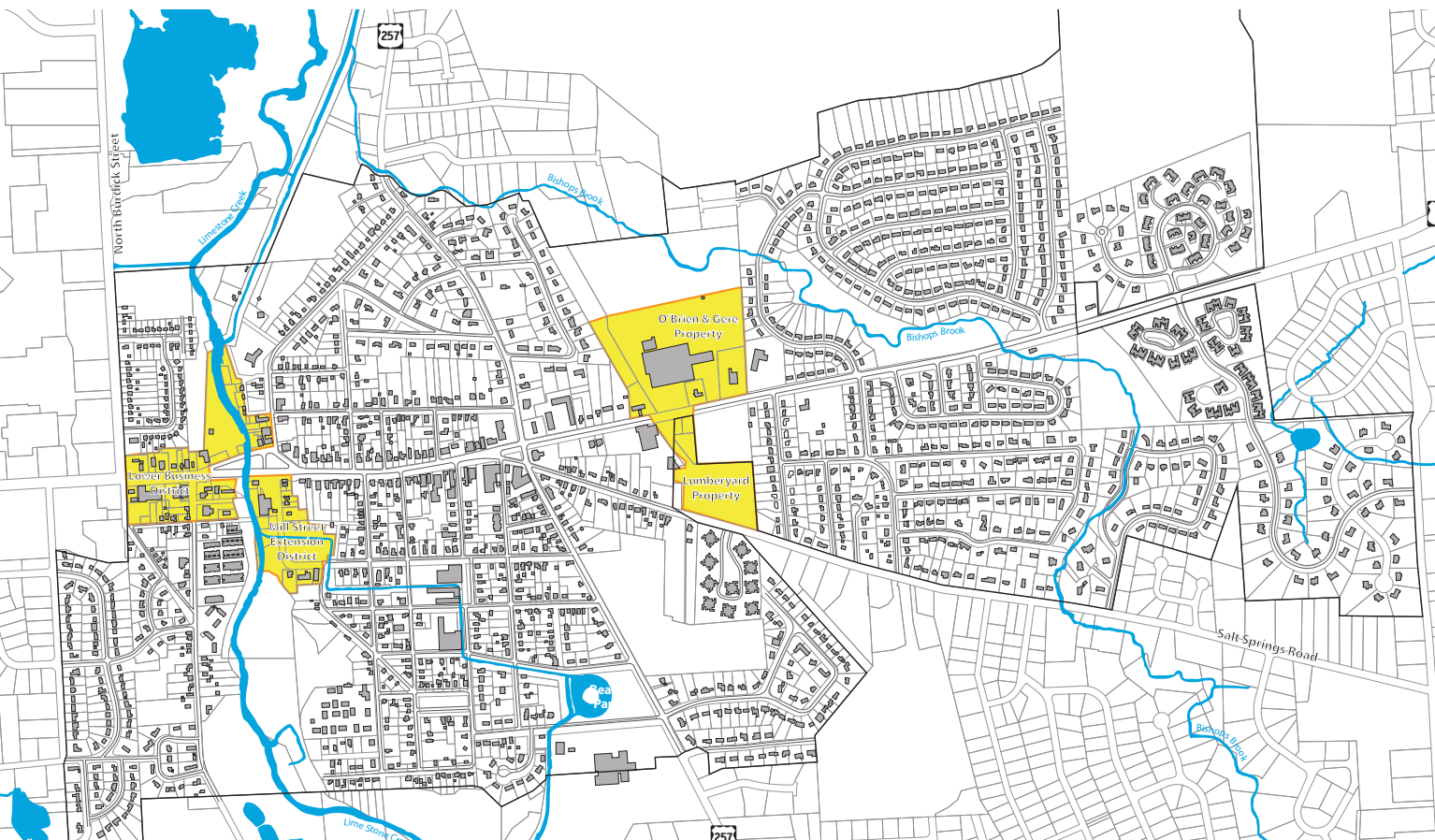
- FS1. Continue to provide and support quality police, fire protection and emergency services for Fayetteville.
- FS2. Continue to support the Tree Commission and Parks Commission in their efforts to enhance greenspace and beautify the village.
- FS3. Effectively manage the Village website to enhance Village government communication with residents and businesses.
- FS4. Strengthen the community's calendar of events.
- FS5. Support the delivery of high quality educational services provided by the Fayetteville-Manlius Central School District.
- FS6. Support the quality services provided by the Fayetteville Free Library.
- FS7. Improve public access to the Village's water resources.
- FS8. Enhance recreational and community programs for all age groups.
- FS9. Enhance the appearance, functionality, and safety of Village-owned recreational properties.
- FS10. Establish an ongoing system to identify and prioritize community facility and service needs.
- FS11. Work with adjacent municipalities to connect to existing and/or develop new recreational trails.
- FS12. Address flooding and other stormwater management issues in coordination with other responsible agencies.
- FS13. Advocate for continued private investment in competitive telecommunications infrastructure to benefit all Village businesses and residents.
- FS14. Incorporate a high level of architectural and site design into public facilities such as Village buildings and parks because they are important to civic life and to the visual identity of the community.
- FS15. Regularly reevaluate and update the existing Village Park Master Plan (uses, assessments, needs) and coordinate with future Comprehensive Plan updates.
- FS16. Maximize use of Federal and State programs and grants to supplement funding from local sources for recreational, cultural and educational facilities and activities.
- FS17. Research and keep current on funding opportunities for park improvement and maintenance efforts.
- FS18. Continue to support the events and activities of the Fayetteville Senior Center.
- FS19. Continue to support the efforts of the Fayetteville Cemetery Association.



CHAPTER 4: VISION PLAN

Vision Plan

The vision plan embodies a village design that attracts businesses and enhances its residential neighborhoods. The form of the plan rests on fundamental planning approaches, including maximizing public spaces and access along Limestone Creek and other natural features, improving aesthetics within the public realm of the business districts, and promoting higher design standards for new development to ensure compatibility with Fayetteville's character and architectural heritage.



CHAPTER 5: FOCAL PLANNING AREAS

The previous chapters of the Comprehensive Plan describe the Village's goals and strategies to achieve the Vision Statement. This chapter examines smaller geographic areas within the Village (referred to as "focal planning areas") for opportunities to apply the Village-wide strategies in more detail, with a particular focus on urban design. Urban design addresses three overlapping systems that work together to shape the physical environment of cities, towns and villages: the fabricated (streets, buildings, etc); the social (land use locations and relationships); and the environmental (topography, water, etc.). Focal planning areas present special planning challenges as defined by the following criteria:

- Are experiencing or are likely to experience significant change, suggesting the need for more specific analysis and strategies to influence the direction of change
- Have significant planning opportunities or issues that could be positively influenced through targeted actions by the Village
- Are or could be a focus of community activity or identity.

The Comprehensive Plan Advisory Committee using the above criteria selected four focal planning areas:

1. Mill Street Extension District
2. Lower Business District
4. O'Brien & Gere property
3. Lumberyard property

Each focal planning area discussion has two components:

1. An "Overview and Analysis" section that summarizes some of the key issues and opportunities for each area. An aerial map with representative photographs depicting the existing conditions in the focal planning area is included.
2. A description of an overall Concept Plan for each area and strategies that provide a direction for the area's future. Conceptual and diagrammatic in nature, the related graphics are intended to communicate the overall direction and location of possible initiatives rather than providing specific plans or detailed renderings. Representative photographs drawn from examples elsewhere in the country are included to illustrate the ideas presented in the concept plan. These photographs have been chosen to reflect the potential character but not the final result, of any recommendation contained in this chapter. In other words, they should be viewed as possibilities that provide examples of what is meant by specific ideas contained in the concept plans and strategies.



Aerial view of the Mill Street Extension District (note: the Paper Mill structures have been demolished)



Aerial view of the Lower Business District



Aerial view of the O'Brien & Gere Property



Aerial view of the Lumberyard Property

Mill Street Extension District

Overview and Analysis

The Paper Mill site is located in the southwest part of the Village in the general area defined by Limestone Creek to the west, Genesee Street to the north, Clinton Street to the south and Warren Street further to the east. Key issues identified for this focal planning area include:

- Underutilized commercial space
- Loss of historic industrial character because of the McIntyre Paper Mill demolition
- The availability of the vacant McIntyre Paper Mill parcel for redevelopment
- Sensitivity to adjacent single-family residences
- Lack of pedestrian connections to the Limestone Creek corridor
- Potential for building frontages along the Limestone Creek corridor
- Steep slopes

Concept Plan and Strategies

The concept plan for the Mill Street Extension District is based on reinvigorating a former industrial area into mixed-use development that blends into and enhances the surrounding neighborhood (see Illustration 1). Specifically, the concept plan for the area includes the following initiatives and strategies:

1. Mixed-use (i.e., combination of housing and business or office uses).
2. A development density, form, and scale compatible with the adjacent residential neighborhood. This includes multi-story buildings, brick exterior wall material and off-street parking appropriately buffered between single-family residential uses.
3. Strong physical connection to the Limestone Creek open space corridor with multiple access points and overlooks
4. Acknowledgement and enhancement of the Ledyard Canal spillway (i.e., historic interpretation signage, access, etc.)
5. Streetscape improvements, such as an improved intersection with a stop sign, sidewalks and street trees

Illustration 1



Lower Business District

Overview and Analysis

The Lower Business District is the western gateway of the Village. In general, North Burdick Street defines the area to the west, Limestone Creek on the east, and the Warner neighborhood and Limestone Plaza to the north, and the Highbridge neighborhood to the south. Key issues identified for this focal planning area include:

- Undefined western Village gateway
- A lack of community identity
- Pedestrian movement overwhelmed by vehicular movements
- Parking lots along road frontage are unattractive and detract from village character
- Varying types of buildings with unifying theme

Concept Plan and Strategies

The concept plan for the Lower Business District is based on extending the Village character to the western gateway through the creation of a boulevard lined with street trees and buildings placed close to the road. Improving the attractiveness of the area through specific signage standards and other design standards will enhance Fayetteville's unique Village character and improve its marketability (see Illustration 2). Specifically, the concept plan for the Lower Business District includes the following initiatives and strategies:

1. Place buildings close to the sidewalk and to each other, creating an urban sense of spatial definition
2. Create places to work within and adjacent to the neighborhood, including shops, office buildings, and live-work units
3. Create a green boulevard to define the Village gateway
4. Ensure vehicle access management through shared driveways and parking lots
5. Require landscape islands within parking lots whenever possible
6. Maintain a safe pedestrian network of sidewalks to provide safe access for walkers and bike riders
7. Improve the crosswalk and organization of the intersection of Highbridge, East Genesee Street, and Limestone Plaza. Consider a five-way light for traffic control.
8. Encourage mixed-use development
9. Place underground or relocate electric and telecommunications utilities
10. Preserve and rehabilitate the existing wood frame buildings in this area and encourage compatible infill
11. Coordinate with the Town of Manlius development design review at the Burdick Street and East Genesee Street intersection to ensure a common gateway character develops at all sides of the intersection.
12. Provide a continuous service road at the rear of properties that front the north side of East Genesee Street to improve access and parking organization. Link this service road with North Burdick Street.

Illustration 2



O'Brien & Gere Property

Overview and Analysis

The O'Brien & Gere property is located in the eastern side of the Village in the general area defined by the East Genesee Street to the south, Bishop Creek to the north and east, Cashin Drive to the east and the Old Village North Neighborhood to the west. Key issues identified for this focal planning area include:

- Underutilized developable land (Brownfield with ongoing remediation)
- Large setback from East Genesee Street
- Transitional space between upper Business District and eastern residential areas
- Potential increase in traffic congestion as a result of change in use

Concept Plan and Strategies

The concept plan for the O'Brien & Gere property is based on creating a campus-type development that is compatible with the adjacent residential character areas and is sensitive to the Bishop Brook open space corridor (see Illustration 3). Specifically, the concept plan for the O'Brien & Gere property site includes the following initiatives and strategies:

1. Allow flexibility in use but not in character
2. Ensure access management through shared driveways and parking lots; coordinate entranceway with Lumberyard Property improvements
3. Require landscape islands within parking lots whenever possible
4. Create a natural buffer between new development and Bishop Brook to allow recreational connections and protect water quality
5. Encourage development patterns compatible in scale and form with adjacent residential areas
6. Buffer visual impacts with trees and other vegetation between East Genesee Street and new development

Illustration 3



Lumberyard Property

Overview and Analysis

The Lumberyard property is located at the eastern side of the Village in the general area defined by the East Genesee Street to the north, Salt Springs Road to the south, the Huntleigh Neighborhood to the east and the Wellwood Neighborhood to the west. Key issues identified for this focal planning area include:

- The potential availability of the parcel for redevelopment
- Potential for connection between East Genesee Street and Salt Springs Road
- Lack of continuity and compatibility with the surrounding residential neighborhood area
- Proximity to eastern Village gateway
- Potential impact to Village utilities
- Town of Manlius jurisdiction

Concept Plan and Strategies

The concept plan for the Lumberyard property is based on integrating a new housing development with existing housing developments and enhancing the neighborhood's social and recreational connections between E. Genesee Street and Salt Springs Road (see Illustration 4). Specifically, the concept plan for the Lumberyard property includes the following initiatives and strategies:

1. Efficient and safe vehicle access management with limited curb cuts onto Salt Springs Street and East Genesee Street
2. Pedestrian access via a continuous sidewalk network on Salt Springs Road and within the housing development
3. Residential development that uses 50 percent less energy and potable water than conventional homes
4. A range of housing types to accommodate a range of population
5. Coordination of East Genesee Street access with O'Brien & Gere property redevelopment
6. Annexation of property into the Village

Illustration 4





CHAPTER 6: RECOMMENDED ACTIONS

This chapter presents the recommended actions the Village can undertake to achieve the goals and strategies outlined in Chapter 3 and the planning concepts identified in Chapters 4 and 5. The actions are outlined under the appropriate planning topic and strategy identified in Chapter 3. Only those strategies that require specific actions are listed. Prioritization of the actions can be found in the following chapter.



Land Use and Development

Strategy: LD2

Update and strengthen the Village's development regulations, standards, and review/approval process to be consistent with the goals and strategies of the Plan.

Actions:



- LD2.1 Revise the existing sign regulations for each business district to effectively manage the number, placement, size, material, and function of all permanent and temporary signs. Develop design guidelines for signage to promote a balance between providing necessary information and visual impact.
- LD2.2 Require Planning Board approval for demolitions with specific criteria to be followed and design and development standards for rehabilitation.
- LD2.3 Seek an inter-municipal agreement with the Town of Manlius providing for joint review and approval of any development proposed within 2,000 feet either side of the Village/Town boundary.
- LD2.4 Integrate and provide incentives to developers to achieve benchmarks established under United States Green Building Council's LEED (Leadership in Energy and Environmental Design).
- LD2.5 Consider zoning incentives to encourage preferred character treatment along East Genesee Street in the Lower and Upper Business Districts, including the Village's west gateway.
- LD2.6 Develop design standards (i.e., landscaping standards and thematic elements reminiscent of the Village's unique history and character) for gateway entrances to the Village and consider creating a Gateway Overlay District.
- LD2.7 Establish design standards for a historic development review.
- LD2.8 Develop criteria for protection of steep slopes to address safety and aesthetic concerns.
- LD2.9 Modify requirements of development plans to include traffic volume and impact studies.
- LD2.10 Regulate parking lot aesthetics by creating parking lot design standards.
- LD2.11 Develop checklists for site plan review.
- LD2.12 Consider the assistance of a professional land planner during the site plan review process for major projects. The involvement of a professional land planner would be at the expense of the developer and would give the planning board increased technical knowledge for site plan review responses.
- LD2.13 Develop outdoor lighting standards for commercial development, including associated parking, that are devoted to safety and energy conservation, and minimize the negative effects of light pollution and trespass.

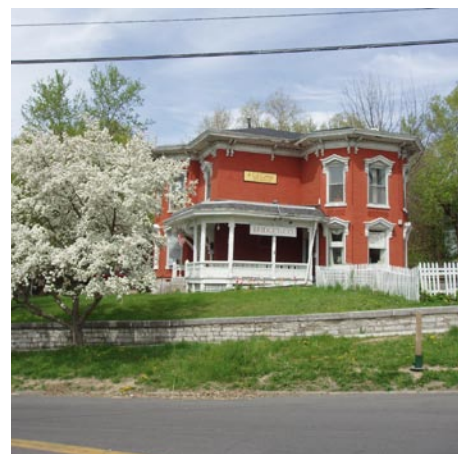
Strategy LD7

Invest in aesthetic improvements to public spaces to improve community neighborhood character, enhance property values, and encourage private investment. Targeted investment in physical improvements to public places (e.g., landscaping, streetscape improvements, public art, and signage) will help establish Fayetteville as a community with exceptional aesthetic character. Municipal capital investment is a tool that can be used by the Village to encourage desired types and locations of private development, particularly in older, developed parts of Fayetteville that are targets for reinvestment. Examples include streetscape improvements to improve community character, which may indirectly encourage private business investment in older commercial areas; road and/or utility improvements to support particularly desirable developments; and improvements in parks and recreational facilities or other amenities to enhance property values and encourage continued investment in selected residential neighborhoods. Village investment could be leveraged by pursuing grants available from the state or other sources and by cost-sharing programs in which Village funds are matched by private dollars (e.g., for façade improvements).

Actions:

LD7.1 Towards this end, the Village should initiate a phased “public space improvement plan/program”. Physical improvements in highly visible locations, include:

- Gateway entrances to the Village on major roadways. These gateways provide the initial visual impression of Fayetteville and should be developed with landscaping, and other improvements (in addition to its existing distinctive signage) to set a positive image signaling entry into a special community. The western gateway area at East Genesee Street and North Burdick Street should be a priority.
- Major transportation corridors that define the visual experience of traveling through Fayetteville. While these corridors are generally state roads, the Village should work with the NYSDOT to establish and implement enhanced context sensitive design standards that address elements such as street tree planting and other landscaping, lighting, and pedestrian amenities. Make street tree and street lighting at a pedestrian scale along the East Genesee Street commercial areas (i.e. Lower Business District and Upper Business District) as a priority.
- Landmarks such as public art installations or creative designs of landscape or buildings can serve as visual focal points and sources of community identity. Opportunities should be sought to locate landmarks in visually prominent locations (public or private) as part of the phased “Public Space Improvement” plan.
- Public facilities and spaces are important to civic life and to the visual identity of the community. Highly visible facilities such as Village buildings and parks should incorporate a high level of design with regard to elements such as architectural design, landscaping, and pedestrian amenities. Funds should be dedicated for continuing maintenance of public space as well as installation of improvements. Both public and private sources of funding should be sought for these purposes.



- LD7.2 Collaborate with local businesses to support public improvements and events.
- LD7.3 Improve the curbing and streetscape amenities on Spring Street one block south from East Genesee Street.
- LD7.4 Stay alert for opportunities to place utilities underground. Burying aboveground utility wires would greatly enhance the appearance of the commercial districts and allow the planting of shade trees that could grow unhindered by overhead wires. Underground utilities are also less prone to disruption than overhead wires. This endeavor is too costly for the Village to do all at once. However it could be tied to major redevelopment and incremental public infrastructure investments (e.g., any major sidewalk or street improvements). The first potential project is to pursue placement of utility lines underground or at the rear-side of commercial properties along the East Genesee corridor.

Strategy: LD.8

Facilitate and support the growth of local businesses.

Actions:

- LD8.1 Provide tax and other incentives to existing commercial/business owners to maintain and enhance the aesthetics of their building and facilities.
- LD8.2 Develop a database of local demographics, land use, parking and transit, available properties, local economic profile, and funding incentives to use as a quick response to prospective business inquiries. Place this database and the Comprehensive Plan on the Village's website so that the information can be accessed by developers and residents alike.
- LD8.3 Facilitate access to small business loans and other managerial support services for local businesses.
- LD8.4 Proactively work with the County and State offices to market desired businesses that fit the Village character.
- LD8.5 Develop and publish an economic development plan to attract and encourage desired businesses to the Village that foster sustainable job creation.
- LD8.6 Support marketing efforts developed by the Fayetteville Chamber of Commerce.
- LD8.7 Encourage merchants to keep businesses open during the evening or to at least keep stores lit at night until 10 PM. Adding lighted and active storefronts to the evening street scene encourages pedestrian activity and adds to the feeling of safety and security for visitors and residents.
- LD8.8 Support late evening shopping during the holidays and other retail seasons.

Natural and Cultural Resources

Strategy: R4

Support programs, special events, and activities that promote the Village's historic resources.

Actions:

- R4.1 Continue to encourage community-based art and cultural events (i.e., holiday tree lighting) using parkland and storefronts in the Village commercial areas.
- R4.2 Identify and utilize government programs to create incentives to preserve and restore historic private structures.
- R4.3 Promote the Village walking tours (i.e., historic walk, tour) as a way to educate the public about historic homes, buildings, and sites within the community. Continue to support and update promotional materials and maps of the walking tour program.
- R4.4 Highlight the history of the Ledyard Canal and tie into historic Erie Canal. Work to gain public accessibility along this important historic resource and improve interpretative treatments.
- R4.5 Establish a Fayetteville cultural and historical resource plan and map. The Village should maintain and update the resource inventory map every ten years.
- R4.6 Facilitate the design of an educational program that explains the benefits of local resource protection.

Strategy: R6

Implement a stormwater management program.

Actions:

- R6.1 Implement standards and techniques designed to reduce the quantity and improve the quality of stormwater runoff from development.

A widely accepted alternative to conventional stormwater management is Better Site Design (BSD), also known as Low Impact Development (LID). This is an integrated management approach to landscape design and environmental protection that focuses on how a developed site is planned and designed to minimize hydrological impacts, the disturbance to natural systems (including vegetation), and the coverage of impervious surfaces. BSD/LID development techniques incorporate and go beyond stormwater requirements by utilizing conservation subdivision design, riparian buffers, bioretention areas (wetlands), and on-lot treatment measures such as permeable pavement, rain gardens and grass swales to reduce impervious area, increase infiltration, and provide stormwater management. These techniques should be developed into a stormwater management plan. Also, the Village should establish local codes and sustainable stormwater



standards that integrate the techniques. Once established, these local controls to reduce stormwater runoff should be enforced.

Further investigation is warranted on which areas have the most suitable conditions for application of BSD/LID techniques, as certain site characteristics are more appropriate. In addition, some BSD/LID techniques require continual maintenance. Individual homeowners might not have the ability or interest in maintaining these areas. Therefore, these techniques might be more successful if they are implemented by the Village or other public agencies (e.g., on school properties) or through private development/management organizations, such as homeowner associations.

Transportation

Strategy: T1

Coordinate local transportation improvement with county, state and regional transportation agencies including the Onondaga County Department of Transportation (OCDOT), New York State Department of Transportation (NYSDOT), and Syracuse Metropolitan Transportation Council (SMTC).

Actions:

- T1.1 Proactively work with the OCDOT, NYSDOT, and SMTC to identify opportunities and techniques to improve vehicle transportation in the Village.
- T1.2 Identify Transportation Improvement Projects (TIP) to reduce vehicular volumes of commuter through-traffic in the Village, particularly along East Genesee Street (NYS Route 5) and connecting streets.
- T1.3 Organize a transportation committee to keep current on traffic calming measures and request that they periodically report to the Village Board.
- T1.4 Employ traffic calming techniques to reduce speeding and limit the amount of through traffic on residential streets and East Genesee Street.
- T1.5 Explore the opportunity to create a center median and wider sidewalks on East Genesee Street in the lower business district.
- T1.6 Encourage westbound traffic on Route 5 to use Limestone Plaza for left turns onto Highbridge Road.

Strategy: T5

Provide adequate parking for residents and businesses while respecting community character and pedestrian needs. The provision of parking needs to be balanced with other community interests, such as maintaining attractive neighborhoods and enhancing walkability.

Actions:

- T5.1 Promote shared on-site and off-site parking. Residential uses should be able to share parking facilities with other facilities, thus reducing paved areas and curb cuts. In some cases, particularly built-up areas, parking for multi-family housing should be encouraged in appropriate and proximate off-site locations. These could even include public lots that have spaces set aside for certain residents by permit only at certain times.
- T5.2 Promote off-site parking by exchanging on-site parking requirements for payment into a parking fund. Allowing credit for providing parking spaces off-site, or for providing funds to the Village to construct additional shared spaces in the Village, would allow new businesses to locate without adequate on-site parking.



- T5.3 Review current parking requirements and adjust as deemed necessary. Any onsite parking for employees or residents should be minimal and to the rear of buildings, if possible.
- T5.4 Improve and expand identification of on-street parking and public parking lots in the Village's commercial areas. Complete a comprehensive inventory of parking (# of spaces, ownership, management, needs assessment). If needed, research feasibility of construction of additional public parking facilities to service commercial areas. Allow special contributions/assessments for sharing costs of acquisition and maintenance of lots or easements for public parking.
- T5.5 Enforce the regulations that do not allow parking of commercial vehicles (trucks) overnight in public lots.
- T5.6 Enforce regulations that restrict vehicle parking on publicly owned greenspace.

Strategy: T7

Promote and support pedestrian mobility, improve safety and comfort of pedestrians, encourage pedestrian activity, and provide pedestrian accessibility to all destinations.

Actions:

- T7.1 Improve access to and along Limestone Creek and Bishops Creek with new trails interconnected to sidewalks.
- T7.2 Investigate opportunities to develop a plan for viable walking/biking links to neighboring municipalities.
- T7.3 Special consideration should be given to using waterways, like Limestone Creek, to inter-connect destinations.
- T7.4 Proactively promote, publicize and encourage the use of trails as a recreational attraction.
- T7.5 Pursue acquisition rights or easements in areas where the pedestrian circulation in the Village could be enhanced, such as a sidewalk connection to Briarbrook Subdivision.
- T7.6 Improve pedestrian linkage with Green Lakes State Park to its south entrance and the informal entrance at the northeast corner of the Brookside neighborhood.
- T7.7 As part of the new Park project program, develop a water access point for cartop boat access (canoes/kayakers) along Limestone Creek.
- T7.8 Provide a crosswalk on North Burdick Street at the "UNO's" entrance to improve pedestrian safety and access to the Towne Center and YMCA facility. An additional traffic light at this entrance would also improve pedestrian safety.

Strategy: T6

Encourage the use of and enhance access to public transportation.

Actions:

- T6.1 Coordinate with Centro public transit to determine the feasibility of additional bus routes, senior citizen shuttle services to surrounding communities, additional bus stops in the Village, and an 'express route' to major employment centers in downtown Syracuse and/or Syracuse University campus destinations.
- T6.2 Provide additional 'Park 'n Ride' parking spaces within the Village.
- T6.3 Work with the Town of Manlius and transportation agencies having jurisdiction to build sidewalks along East Genesee Street and North Burdick Street adjacent to the Towne Center/YMCA developments.

Strategy: T8

Improve Village pedestrian facilities and linkages with local and regional destinations. Residents have mentioned the walkable character of Fayetteville as one of the Village's top attributes.

Actions:

- T8.1 Provide safe and attractive sidewalks wherever possible, with standards for adequate width and design. While some areas of Fayetteville have adequate sidewalks, there are many areas where either the existing sidewalks are unsafe for pedestrian or sidewalks are not provided at all. Substandard sidewalks should be improved throughout the Village, as funding is available, particularly in areas with high pedestrian volumes. Concrete sidewalks should be constructed in the areas where there are gaps in the sidewalk system. Standards for sidewalk should have criteria for width, materials, location, etc.
- T8.2 Coordinate with Eagle Scouts and Girl Scouts and other organizations on community improvement projects. (ex., trail development in Briarbrook Subdivision).
- T8.3 Require all new housing developments to provide sidewalks and streetlights for pedestrian access within the development and connecting to existing sidewalks in the Village.
- T8.4 Improve crosswalk designations and lighting at the Academy Street and East Genesee Street intersection and the Limestone/ Highbridge/ East Genesee Street intersection.
- T8.5 Provide more efficient traffic flow improvements to the streets connecting to and near the Fayetteville Elementary and Wellwood Middle School. Minimize negative vehicular/pedestrian conflicts and parent "pick-up" impacts to residential streets, including West Franklin Street.
- T8.6 Support the use of traffic cop for 30 minutes in AM and PM to direct traffic at the Burdick/East Genesee Street intersection.

Strategy: T10

Support bicycling initiatives

Actions:

- T10.1 Establish designated bike lanes, in coordination with OCDOT, NYSDOT and SMTC, along East Genesee Street and Route 257 to encourage bicycle use. Establish appropriate signage requirements along roads that generate bicycle traffic, e.g. “SHARE THE ROAD” signs
- T10.2 Designate a representative from the Village to act as liaison with transportation entities for improved bicycle usage on designated roadways.
- T10.3 Educate bicyclists, pedestrians and motorists on safe pedaling and motoring.
- T10.4 Require bike racks for businesses and multi-family housing development.

Housing and Neighborhoods

Strategy: HN7

Encourage quality design and construction in new and existing neighborhoods to enhance desirability.

Actions:

- HN7.1 Establish standards for multi-family housing to promote high quality design and neighborhood compatibility. In addition to improving the quality and livability of multi-family developments for residents and improving the “fit” of these developments into the community, design standards will also help to create a more positive public perception of multi-family housing. Design standards should address the creation of multi-family housing via renovation or redevelopment of existing properties as well as new development. Design standards should also address the creation of multi-family housing for the elderly and other special needs residents. The standards should address all forms of multi-family housing including apartments, townhouses, and mixed-use developments.

Strategy: HN8

Support effective enforcement of Village codes to maintain clean and tidy residential neighborhoods.

Actions:

- HN8.1 Provide informational materials regarding property maintenance standards to Village property owners (i.e., use newsletter).
- HN8.2 Continue to support partnerships with business groups and other interested organizations to beautify historic properties and sites – such as placement of signs and markers at historically significant buildings and sites, such as the Gage House and Stickley Museum, etc.
- HN8.3 Continue to support a system of awards or recognition programs for homeowners and business owners who preserve and restore historic structures and sites. Partner with the Fayetteville Chamber of Commerce (i.e., “building of the month” award) and other groups to establish such programs.





Community Facilities and Services

Strategy: FS8

Enhance recreational and community programs for all age groups.

Actions:

- FS8.1 Plan for and develop a community 'teen center'.
- FS8.2 Facilitate the reestablishment of the community garden at the Village Senior Center. Facilitate a collaborative project between schools and senior center.
- FS8.3 Provide public art and additional seasonal displays. Fayetteville is proud of its creative character, and downtown is a natural place to showcase its creativity. The periodic installation of artwork and displays would say a lot more about Fayetteville than simply limited seasonal displays or pole-mounted banners that are common to so many other villages.

Strategy: FS9

Enhance the appearance, functionality, and safety of Village-owned recreational properties.

Actions:

- FS9.1 Develop a park program and site plan for Duguid Park. Consider a community design charrette to ensure public input. Implement a publicly supported program and design.
- FS9.2 Develop a maintenance plan for the Village parks that includes routine inspections and maintenance of all its park properties.
- FS9.3 Research and identify ways to improve promotion of the Village's existing parks, like the Gramlich Sanctuary, and other recreation programs (ex. develop trail maps or park information pamphlets for use by residents and visitors).
- FS9.4 Establish an outdoor ice-skating program includes a winter celebration in Beard Park.
- FS9.5 Incorporate trail system along west edge of Limestone Creek.
- FS9.6 Continue to monitor and improve the village's public tree population.

Strategy: FS10

Establish an ongoing system to identify and prioritize community facility and service needs. As a mature community that is nearly fully developed, much of Fayetteville's infrastructure is many decades old. Some systems, such as sanitary sewers, may be close to capacity. The Village and Town should determine that there is adequate capacity for future development and growth in demand, and address any infrastructure deficiencies. Priority should be given to maintenance and replacement of existing infrastructure, rather than increasing capacity for significant new growth.

Actions:

- FS10.1 Maintain an inventory of all public infrastructure, which would include information pertaining to its age, condition, next expected upgrade, and its cost and capacity. Determine future intervals for infrastructure replacement and upgrades and plan accordingly. Develop an infrastructure capacity and maintenance plan.
- FS10.2 Prioritize and establish a Capital Improvement Plan with budget estimates for Village-wide improvement projects for three year periods including: roadwork, drainage systems and sewer/water systems.
- FS10.3 Survey local residents/businesses periodically to determine public infrastructure needs.



CHAPTER 7: IMPLEMENTATION

The Comprehensive Plan is a living document that should be constantly revisited, updated, and improved. Reviews should be conducted on a regular basis, with a major review scheduled every 10 years. As circumstances require, it should be rewritten or amended with an update supplement. The Village will solely undertake some of these actions described in the Plan and some will require the cooperation of the private sector, the school districts, and/or other agencies or entities. The Village also must collaborate, partner and coordinate with neighboring communities and public agencies on land use issues and opportunities that go beyond Village boundaries such as traffic management, land use and economic redevelopment, affordable housing and public recreation opportunities.

While all the actions identified in the Vision Plan are considered important Comprehensive Plan priorities, they will not be accomplished simultaneously but instead will be staged over a period of years. In general, the actions involving policy changes and partnerships will be initiated first because they do not require significant capital expenditures. Implementation of recommendations with significant capital implications will be a longer-term proposition because of the need to phase them over a number of years consistent with the Village's fiscal capability. The initial stages of planning for implementation of these recommendations should focus on defining the scope of capital investments to be made and the sources of funding.

Putting the plan into action

Adopt the Comprehensive Plan

The first step in implementing this comprehensive plan starts when the Village Board formally adopts the document. Legal adoption means that the board accepts this plan as the guide to the Village's future development. Once passed, all other local laws must be in accordance with this Plan. Public agencies and citizens should use this document to help make decisions concerning future growth in Fayetteville. The Plan should also be placed on the Village's website so that the information can be accessed by developers and residents.

Delegate tasks

- Although the Village has direct responsibility to implement this plan, active involvement of citizens and other organizations is vital for successfully meeting the goals. Public-Private partnerships should be encouraged wherever possible. The Village Board will need to delegate some responsibility in implementing the plan. Various citizen committees can help with research and making action recommendations to the Village. In all cases, these committees should have both clear direction from the Village Board and an efficient process in which to accomplish their work.

Amend Zoning Law

The zoning ordinance and map will need to be revised and brought into conformance with this Plan. The Village Board has the legal authority to pass or amend a zoning law. However, the Planning Board can research zoning tools and draft a zoning law to be considered by the Village Board. Most amendments and/or new local laws will require an environmental review (SEQRA) along with appropriate public notice and hearings.

Sequence of actions

A successful strategy should start with the most important recommendations, address recommendations that pave the way for other recommendations, work to maximize the number of different parties addressing at least one recommendation, and simultaneously address at least one recommendation from each of the major goals of this plan.

An annual agenda of recommendations to be implemented that year should be prepared by either the Village Board or the Planning Board. Each year's work should be manageable and involve the necessary volunteers or agencies. An annual status report of what's been done should be presented to the public. This will help keep everyone informed about what is being implemented, what has already been done, and what has not. A status report will not only help keep things moving along, but will help in the comprehensive plan update every few years. The following table provides a recommended sequence of significant actions:

Implementation Table

Timeline for completion	Budgetary needs	Recommendations
Continuous	Low	<p>LD2.12 Obtain professional land planner assistance during the site plan review process for major projects.</p> <p>LD7.2 Collaborate with local businesses to support public improvements and events.</p> <p>LD8.3 Facilitate access to small business loans and other managerial support services for local businesses.</p> <p>LD8.4 Work with the County and State offices to market desired businesses that fit the Village character.</p> <p>LD8.6 Support marketing efforts developed by the Fayetteville Chamber of Commerce.</p> <p>LD8.7 Encourage merchants to keep businesses open during the evening and/or keep stores lit until 10 PM.</p> <p>LD8.8 Support late evening shopping during the holidays and other retail seasons.</p> <p>R4.1 Encourage community-based art and cultural events using parkland and storefronts in commercial areas.</p> <p>R4.2 Utilize government programs to create incentives to preserve/restore historic private structures.</p> <p>R4.3 Educate the public about historic homes, buildings, and sites within the community.</p> <p>R6.1 Reduce the quantity and improve the quality of stormwater runoff from development.</p> <p>T1.1 Proactively work with the OCDOT, NYSDOT, and SMTC to improve transportation.</p> <p>T1.3 Maintain a transportation committee to keep current on traffic calming measures.</p> <p>T5.1 Promote shared on-site and off-site parking.</p> <p>T5.3 Encourage parking to the rear of buildings where possible.</p> <p>T5.5 Enforce the regulations that do not allow parking of commercial vehicles (trucks) overnight in public lots.</p> <p>T5.6 Enforce regulations that restrict vehicle parking on publicly owned greenspace.</p> <p>T7.3 Interconnect destinations using waterways such as Limestone Creek.</p> <p>T7.4 Promote, publicize and encourage the use of trails as a recreational attraction.</p> <p>T8.2 Coordinate with scout groups and other organizations on community improvement projects.</p> <p>T8.3 Require all new housing developments to provide sidewalks and streetlights.</p> <p>T10.2 Promote improved bicycle usage on designated roadways.</p> <p>T10.4 Require bike racks for businesses and multi-family housing development.</p> <p>HN8.2 Support partnerships with businesses and organizations to beautify historic properties and sites.</p> <p>HN8.3 Support a recognition program for historic structure and site restorations/rehabilitation.</p> <p>FS8.3 Support public art and additional seasonal displays.</p>
	Medium	<p>T1.2 Identify Transportation Improvement Projects (TIP) to reduce vehicular traffic volumes.</p> <p>T8.1 Provide safe and attractive sidewalks wherever possible.</p> <p>T8.6 Support the use of traffic cop to direct traffic at the Burdick/East Genesee Street intersection.</p> <p>T10.3 Educate bicyclists, pedestrians and motorists on safe pedaling and motoring.</p> <p>FS9.6 Monitor and improve the village's public tree population.</p> <p>FS10.3 Survey local residents/businesses periodically to determine public infrastructure needs.</p>
	High	<p>LD7.4 Stay alert for opportunities to place utilities underground.</p>

Implementation Table		
Timeline for completion	Budgetary needs	Recommendations
1-2 years	Low	LD2.1 Revise the existing sign regulations for each business district.
		LD2.2 Require Planning Board approval for demolitions.
		LD2.3 Seek joint review and approval of development within 2,000 feet of the Village/Town boundary.
		LD2.6 Develop design standards for gateway entrances and consider creating a Gateway Overlay District.
		LD2.7 Establish design standards for a historic development review.
		LD2.9 Modify requirements of development plans to include traffic volume and impact studies.
		LD2.10 Regulate parking lot aesthetics by creating parking lot design standards.
		LD2.11 Develop checklists for site plan review.
	Medium	LD8.2 Develop a web-based database to use as a reference for prospective business inquiries.
		T7.7 Develop a water access point for cartop boat access (canoes/kayakers) along Limestone Creek.
		T6.1 Determine the feasibility of additional bus routes and an 'express route' to major employment centers.
		T6.3 Support the installation of sidewalks along East Genesee Street and North Burdick Street.
	High	HN7.1 Establish standards for multi-family housing to promote neighborhood compatibility.
		HN8.1 Provide informational materials regarding property maintenance standards to Village property owners.
		FS9.4 Establish an outdoor ice-skating program that includes a winter celebration in Beard Park.
		N/A

Implementation Table

Timeline for completion	Budgetary needs	Recommendations	
2-5 years	Low	LD2.4	Provide incentives to developers to achieve benchmarks established by LEED.
		LD2.5	Encourage preferred development character in the Lower and Upper Business Districts.
		LD2.8	Develop criteria for protection of steep slopes to address safety and aesthetic concerns.
		LD7.1	Initiate a phased “public space improvement plan/program,” in highly visible locations.
		LD8.1	Provide incentives to commercial/business owners to maintain/enhance building and site aesthetics.
	Medium	LD7.3	Improve the curbing and streetscape amenities on Spring Street.
		LD8.5	Develop an economic development plan to attract and encourage desired businesses to the Village.
		R4.4	Gain public accessibility along Ledyard Canal and improve interpretative treatments.
		R4.5	Establish, maintain and update a Fayetteville cultural and historical resource plan and map.
		T1.4	Employ traffic calming techniques to reduce speeding and through traffic on residential streets.
		T5.4	Expand identification of needed on-street and public parking in the Village’s commercial areas.
		T7.2	Investigate opportunities to develop a plan for viable walking/biking links to neighboring municipalities.
		T7.6	Improve pedestrian linkage with Green Lakes State Park.
		T6.2	Provide additional ‘Park ‘n Ride’ parking spaces within the Village.
		T8.5	Provide more efficient traffic flow improvements near the Elementary and Middle School.
		T10.1	Establish designated bike lanes along East Genesee Street and Route 257 to encourage bicycle use.
		FS8.2	Facilitate the reestablishment of the community garden at the Village Senior Center.
		FS9.1	Develop a park program and site plan for Duguid Park.
		FS9.2	Develop a maintenance plan for the Village parks.
FS9.3	Identify ways to improve promotion of the Village’s existing parks.		
FS10.1	Maintain an inventory of all public infrastructure.		
FS10.2	Prioritize and establish a Capital Improvement Plan with budget estimates.		
High	T8.4	Improve crosswalk designations and lighting at the Academy Street and East Genesee Street intersection and the Limestone/Highbridge/ East Genesee Street intersection.	
5-10 years	Low	T5.2	Promote off-site parking by exchanging on-site parking requirements for payment into a parking fund.
	Medium	R4.6	Facilitate the design of an educational program that explains the benefits of local resource protection.
	High	T1.5	Create a center median and wider sidewalks on East Genesee Street in the lower business district.
		T7.1	Improve access to and along Limestone Creek and Bishops Creek with trails.
		T7.5	Pursue acquisition rights or easements in areas where the pedestrian circulation could be enhanced.
FS8.1		Plan for and develop a community ‘teen center’.	